

Flathead County

Planning & Zoning

40 11th Street West, Suite 220 Kalispell, MT 59901
Telephone 406.751.8200 Fax 406.751.8210



CONDITIONAL USE PERMIT APPLICATION

Submit this application, all required information, and appropriate fee (see current fee schedule) to the Planning & Zoning office at the address listed above.

FEE ATTACHED \$

\$540

PROPOSED USE (as described in the Flathead County Zoning Regulations):

Manufactured Home Park

OWNER(S) OF RECORD:

Name: Randal Remington Phone: 314-1181
Mailing Address: 639 N. Juniper Bay Rd.
City, State, Zip Code: Somers, MT, 59932
Email:

PERSON(S) AUTHORIZED TO REPRESENT THE OWNER(S) AND TO WHOM ALL CORRESPONDENCE IS TO BE SENT:

Name: Ryan Remington Phone: 314-1181
Mailing Address: PO Box 315
City, State, Zip Code: Somers, MT 59932
Email: rybiker@gmail.com

LEGAL DESCRIPTION OF PROPERTY (Refer to Property Records):

Street Address: 616 Willow Glen dr. S 20 T 28 R 21 W
Subdivision Name: Greenacres Tract No(s). Lot No(s). 11 Block No. 1

1. Zoning District and Zoning Classification in which use is proposed (EXAMPLE: Bigfork Zoning District, SAG-5 zoning classification):

Willow Glenn Zoning District
R-5 Zoning Class

2. Explain how the proposed use meets all of the required criteria below. ALL CRITERIA MUST BE DISCUSSED. IF CRITERIA ARE NOT APPLICABLE, PLEASE EXPLAIN WHY. Attach drawings, additional text, site plans, and any other documents that will assist staff in reviewing the proposed use. The more information you can provide, the easier it is for staff to review the application. Please discuss:

A. Site Suitability.

The site is suitable for the use. This includes:

- (1) adequate usable space

With $102,500\text{ft}^2$ of the property $15,000 - 18,000\text{ft}^2$ would be Manufactured homes, $18,500\text{ft}^2$ for road leaving $67,500\text{ft}^2$ of yard/additional space

- (2) adequate access

Access has been discussed w/ the Dept of Transportation to have one access from Willow Glen dr.

- (3) absence of environmental constraints

B. Appropriateness of Design.

The site plan for the proposed use will provide the most convenient and functional use of lot. Consideration of design should include:

- (1) parking scheme

Each lot will have their own parking

- (2) traffic circulation

w/ a two way road traffic circulation will be possible

- (3) open space

w/ a 1200ft^2 home each lot would have an additional 4800ft^2 of open space

- (4) fencing, screening

fencing would surround the borders of the Manufactured Home Park

- (5) landscaping

the lots would all be flat

- (6) signage

If permitted, A sign To Label the Manufactured Home Park could be Placed on Willow Glen dr.

- (7) lighting

lighting can be provided on the road, additional lighting will be dependant on the leaser of the lot

C. Availability of Public Services and Facilities

The following services and facilities are to be available and adequate to serve the needs of the use as designed and proposed:

- (1) sewer

Each lot is planned to have a shared Septic/Drainage system

- (2) water

Water is to be provided via a well.

- (3) storm water drainage

With Lots being Manufactured homes not on permanent foundations and waste drainfields installed for better soil Storm water drainage would be the same as it is now.

- (4) fire protection

Fire protection is .7 miles south.

South Kalispell Fire and Rescue

- (5) police protection

would be provided by Flathead County Sheriff along w/ video surveillance.

- (6) streets

One road will be used to enter the Park
Via Willow Glen Dr.

D. Immediate Neighborhood Impact

The proposed use will not be detrimental to surrounding neighborhoods in general. Typical negative impacts which extend beyond the proposed site include:

- (1) excessive traffic generation

53 addition trips on Willow Glen dr may occur. w/ the location of the prop. traffic should be equally dispersed w/ Woodland Ave and Havendr to South Woodland.

- (2) noise or vibration

there is a majority of open space on the North and South borders of the property.

- (3) dust, glare or heat

Road and driveways/parking will be gravel w/ 5 mph speed limit to prevent dust.

- (4) smoke, fumes, gas, or odors

No major Smoke, fumes, gas or odors should be produced from this park.

- (5) inappropriate hours of operation

This would be an area of residence and living. No businesses would operate from the Park.

3. The following proposed uses shall meet additional requirements, known as "Conditional Use Standards" and "Performance Standards" as outlined in Chapters 4 and 5 of the Flathead County Zoning Regulations:

4.01 Animal Hospitals, Kennels, Animal Shelters, Veterinary Clinics

4.02 Bed and Breakfast Establishments/Boarding Houses

4.03 Camp or Retreat Center

4.04 Caretaker's Facility in SAG-5, R-2.5, RR-1 and R-1 Districts

4.05 Cluster Housing Development in Residential Districts

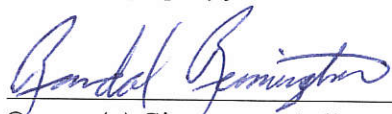
4.06 Commercial Caretaker's Facility in B-2, B-3, BS, I-1, I-1H, and I-2 Districts

- 4.07 Contractors Storage Yard in AG and SAG Districts
- 4.08 Day Care Centers- 13 or More Individuals
- 4.09 Electrical Distribution Stations
- 4.10 Extractive Industries
- 4.11 Family Hardship Dwellings
- 4.12 Manufactured Home Parks
- 4.13 Mini-Storage, Recreational Vehicle Storage
- 4.14 Motor Coach Subdivisions
- 4.15 Recreational Facilities (see also 7.17.040)
- 4.16 Temporary Uses
- 5.06 Home Occupation
- 5.11 Short Term Rental Housing

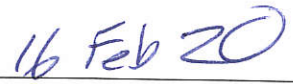
INSTRUCTIONS FOR CONDITIONAL USE PERMIT APPLICATION:

1. Answer all questions. Answers should be clear and contain all the necessary information.
2. In answering question 1, refer to the classification system in the Zoning Regulations.
3. In answering questions 2 and 3, be specific and complete. Please use a separate sheet of paper to discuss the appropriate topics.
4. Copy of plot plan/site plan must be submitted with each application, with all existing or proposed structures shown, and distances from each other and from the property line. *If you are submitting a plan larger than 11x17 in size, please include 7 copies.*
5. A separate fee made out to 'GIS' for the 'Adjoining Property Owners List'. The list will be sent directly to the Planning & Zoning office and is valid for a period of 6 months from date generated. You may also get a certified adjoining landowners list from a title company if you choose.
 - *(The buffer should be 150 ft. for all areas with the following exceptions: Administrative Conditional Use Permits, standard Conditional Use Permits, and Planned Unit Development (PUD) applications within the Lakeside Zoning District require a 300 ft. buffer.)*

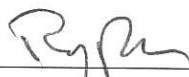
I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be incorrect or untrue, I understand that any approval based thereon may be rescinded and other appropriate action taken. The signing of this application signifies approval for the Flathead County Planning & Zoning staff to be present on the property for routine monitoring and inspection during the approval and development process.



Owner(s) Signature (all owners must sign)



Date



Applicant Signature (if different than above)



Date